

# SLOUGH

Units K1 & K2 Deseronto  
Trading Estate, St Mary's  
Road, SL3 7EW



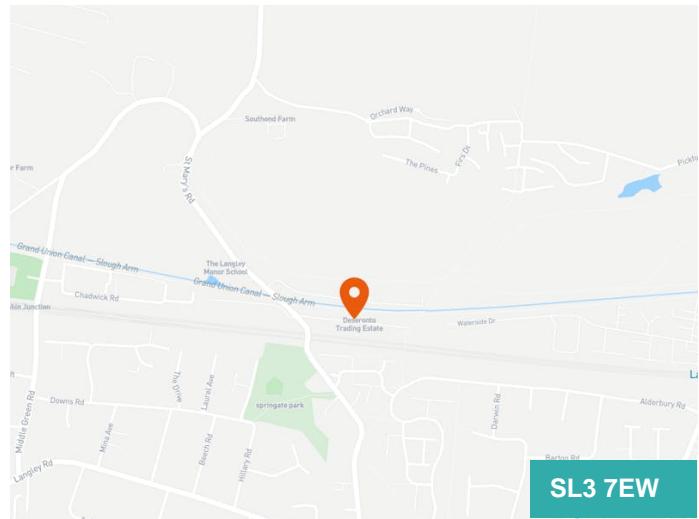
## INDUSTRIAL/LOGISTICS / OFFICE / INDUSTRIAL / WAREHOUSE FOR SALE

**2,203 TO 4,413 SQ FT**

- Available via Long Leasehold 900+ Years
- Currently converted to an office
- Clear internal height is 5.59m, rising to 6.23m at the apex
- Close proximity to Junction 5 M4
- 0.5 miles from Langley Rail Station
- Units can be sold separately
- Large car park at the front
- 3.9 miles from Heathrow Terminal 5
- 28 car parking spaces

**Self-contained warehouse for sale**

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## Summary

|                |                                |
|----------------|--------------------------------|
| Available Size | 2,203 to 4,413 sq ft           |
| Price          | Offers in excess of £1,100,000 |
| Rates Payable  | £9.51 per sq ft                |
| Rateable Value | £82,000                        |
| VAT            | To be confirmed                |
| EPC Rating     | Upon enquiry                   |

## Description

Units K1 and K2 comprises a detached warehouse building of steel truss frame with brick elevations under a multi-pitch roof. The premises benefits from a traditional warehouse which is currently fitted throughout as an office. The units both provide full mezzanine floors which provides a series of open plan offices and ancillary storage space. Unit K1's mezzanine totals 385 sq ft and Unit K2's totals 1,576 sq ft. There is an option to keep the mezzanine if the purchaser wishes. The wider estate is well maintained with a gated entrance and a gate house.

K1 has 8 parking spaces and K2 20 parking spaces allocated to the property.

## Location

The units are located on Deseronto Trading Estate, an established industrial estate in Langley, close to the town centre. The area is well positioned to serve both Slough, Heathrow, and the wider West London and Thames Valley Markets.

## Accommodation

The accommodation comprises the following ground floor areas:

| Name         | Floor/Unit | sq ft        | sq m          | Availability |
|--------------|------------|--------------|---------------|--------------|
| Unit - K1    | Unit       | 2,203        | 204.67        | Available    |
| Unit - K2    | Unit       | 2,210        | 205.32        | Available    |
| <b>Total</b> |            | <b>4,413</b> | <b>409.99</b> |              |

## Viewings

Please contact Vail Williams for an appointment to view.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant, and any beneficial owner together with evidence identifying the source of funds relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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